

Message

From: Alasti, Isabella@DTSC [Isabella.Alasti@dtsc.ca.gov]
Sent: 9/8/2017 4:47:12 PM
To: Bradfish, Larry [Bradfish.Larry@epa.gov]
Subject: RE: Aerojet Area40 Purchase-Sale draft text 31Aug2017v2.docx

Thanks Larry. I'll get with Pete and then we'll see.

From: Bradfish, Larry [mailto:Bradfish.Larry@epa.gov]
Sent: Thursday, September 07, 2017 2:23 PM
To: Alasti, Isabella@DTSC <Isabella.Alasti@dtsc.ca.gov>
Subject: FW: Aerojet Area40 Purchase-Sale draft text 31Aug2017v2.docx

Isabella,

Larry Hobel sent me an email asking that I send to you a draft language (letter?) that Aerojet wants to send to possible purchaser (developer?) of some its property. I don't know much about this. Before she left on vacation, one of our site RPMs, Lynn Keller, sent this draft to Pete MacNicholl of DTSC. See below. Previously, I tried to revise Aerojet's draft language to make it more generic. At this point, I am not even sure EPA has agreed to provide this language in letter form to Aerojet. Nevertheless, please let me know your thoughts on this language. As I explained to you this morning, Aerojet is asking the state and EPA to expedite work on Area 40 in order to meet Aerojet and local government timelines for development. EPA and the State do not have an agreement in place yet to address what is being proposed in the draft language. Aerojet's end game with Area 40 is to get it cleaned up and to have EPA do a partial deletion as part of its development plans.

Larry

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From: Keller, Lynn
Sent: Thursday, August 31, 2017 3:42 PM
To: MacNicholl, Peter@DTSC <Peter.MacNicholl@dtsc.ca.gov>
Cc: Bradfish, Larry <Bradfish.Larry@epa.gov>
Subject: Aerojet Area40 Purchase-Sale draft text 31Aug2017v2.docx

Hello, Pete.

My attorney, Larry Bradfish, and I have been discussing the transfer of Area 40 to the State. Aerojet's recent request for EPA to consider Purchase and Sale agreement language for their development team to pitch to the developers (since we will not be able to get to a ROD by Sept 2018, which is what the current Purchase and Sale agreement requires).

Because we have so many unknowns in the transfer process, work required, and path to get there with documents, Larry and I would prefer to start with a DTSC-EPA discussion on Aerojet's request for Purchase and Sale text that would allow them to redevelop Area 40 if Agency requirements are met. Please share the attached draft text with your attorney to

start our discussion. You may also want to share this with the Water Board and have Alex get his attorney involved if needed. We don't feel it's appropriate to share this text with Aerojet yet since we are unsure of the process and the requirements at this point.

I'm heading out on vacation shortly until 15 Sept, but wanted to throw out some meeting dates to discuss this with you and I and our site attorneys. Larry and I are available for a conference call with you and your attorney the following dates; if one works for you, please send a calendar invite to us so we can reserve the time slot for this discussion. Larry and I are free the following dates/times:

Mon 18 Sept: 1pm – 4 pm

Weds 27 Sept: anytime

Thurs 28 Sept: anytime

Thanks, Pete,
Lynn

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